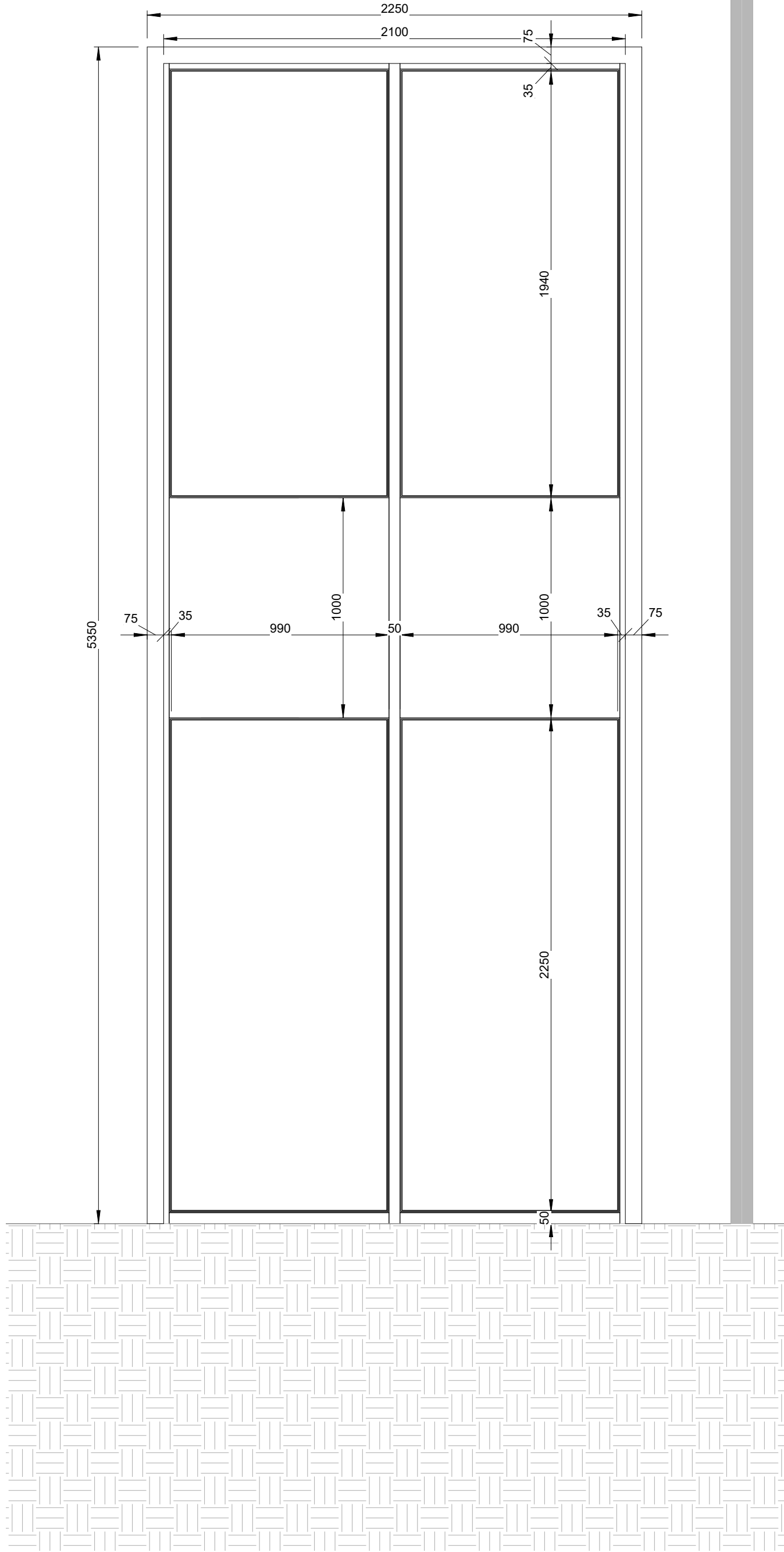
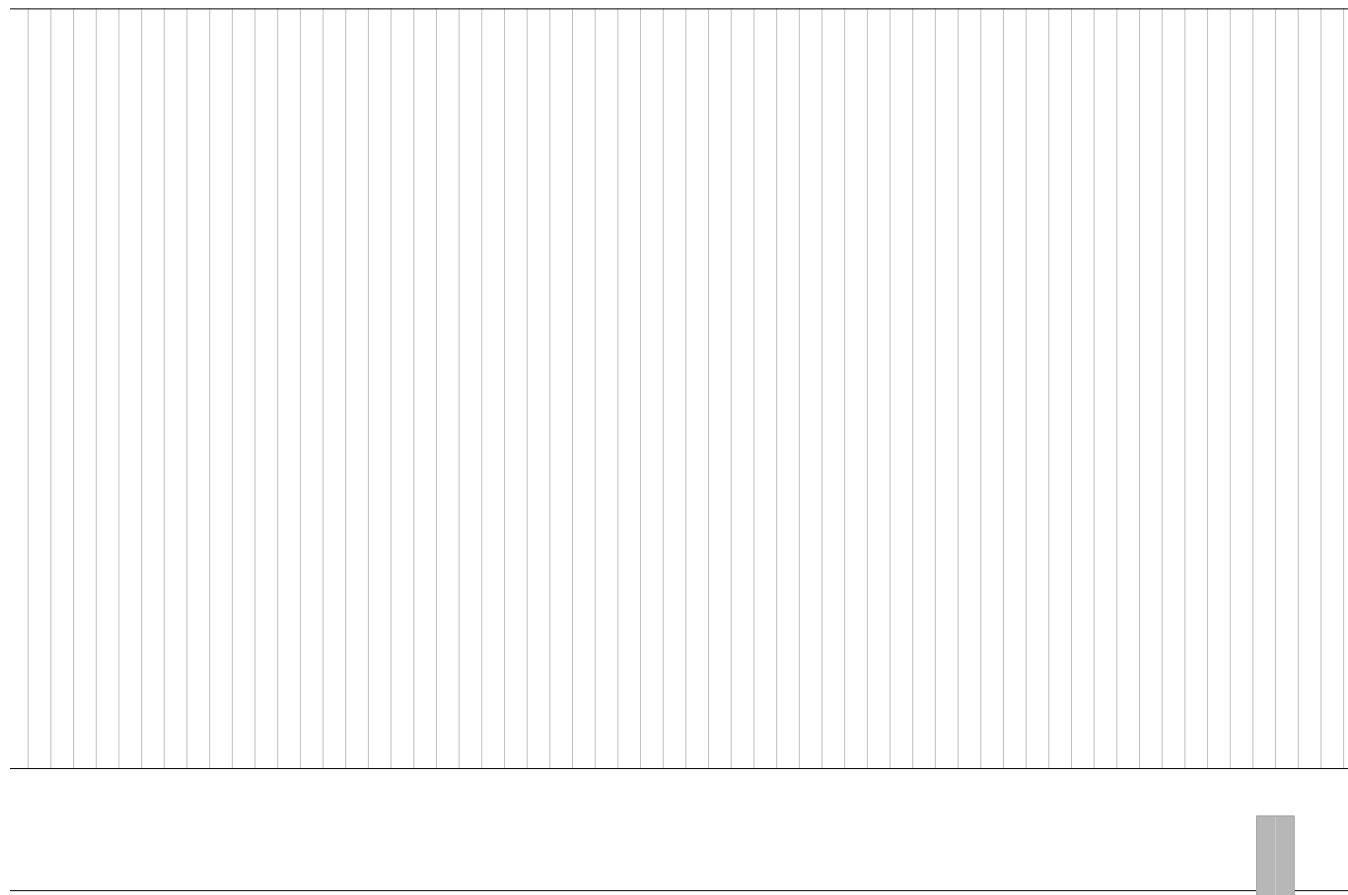
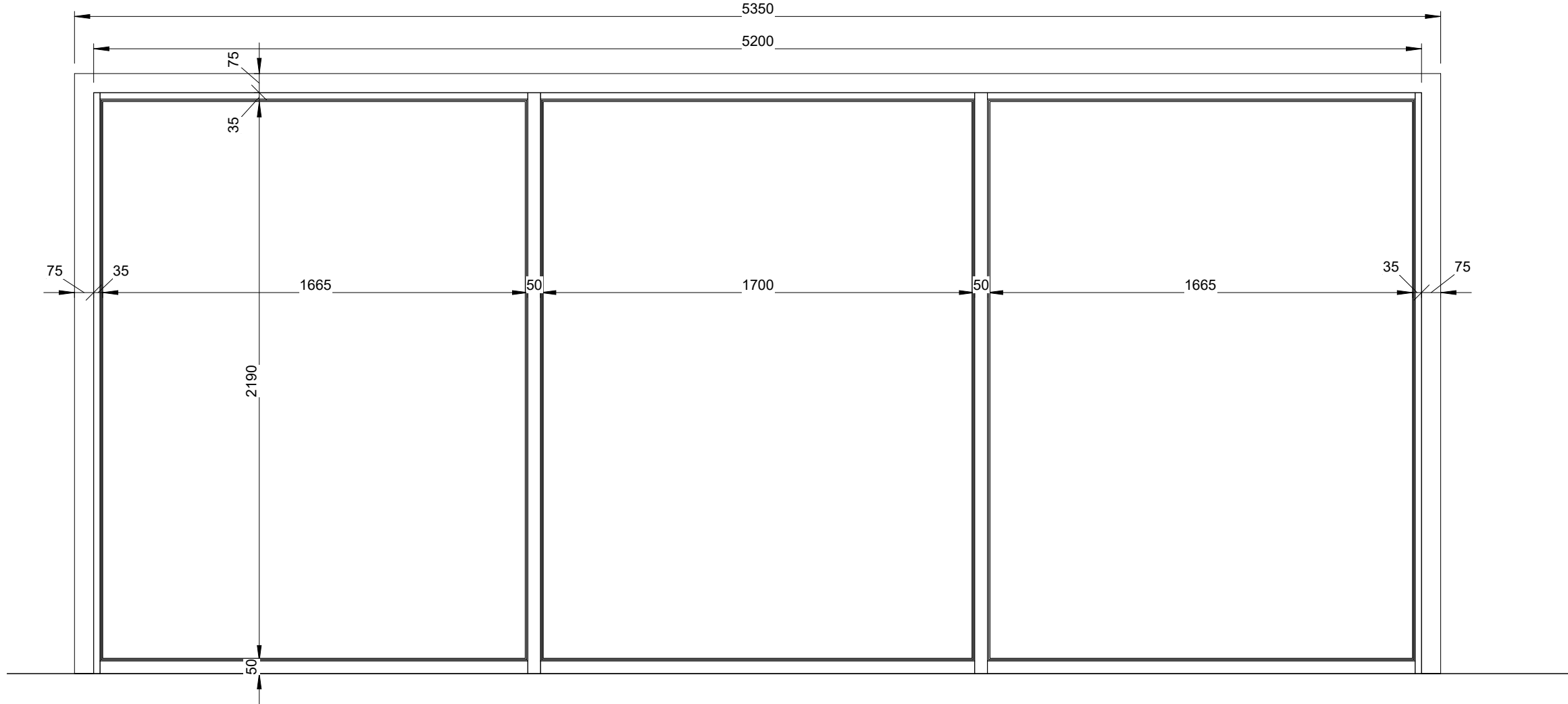
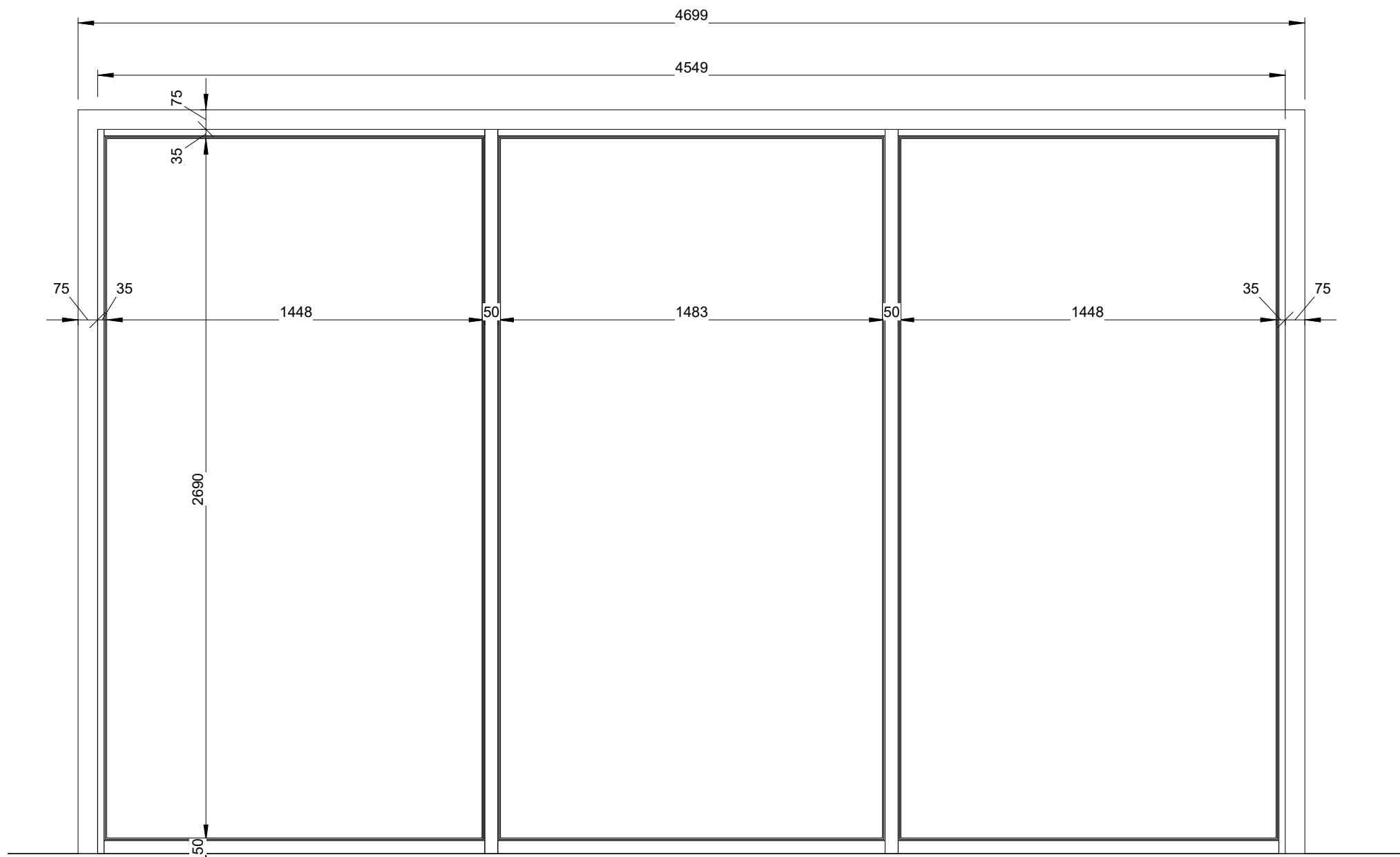




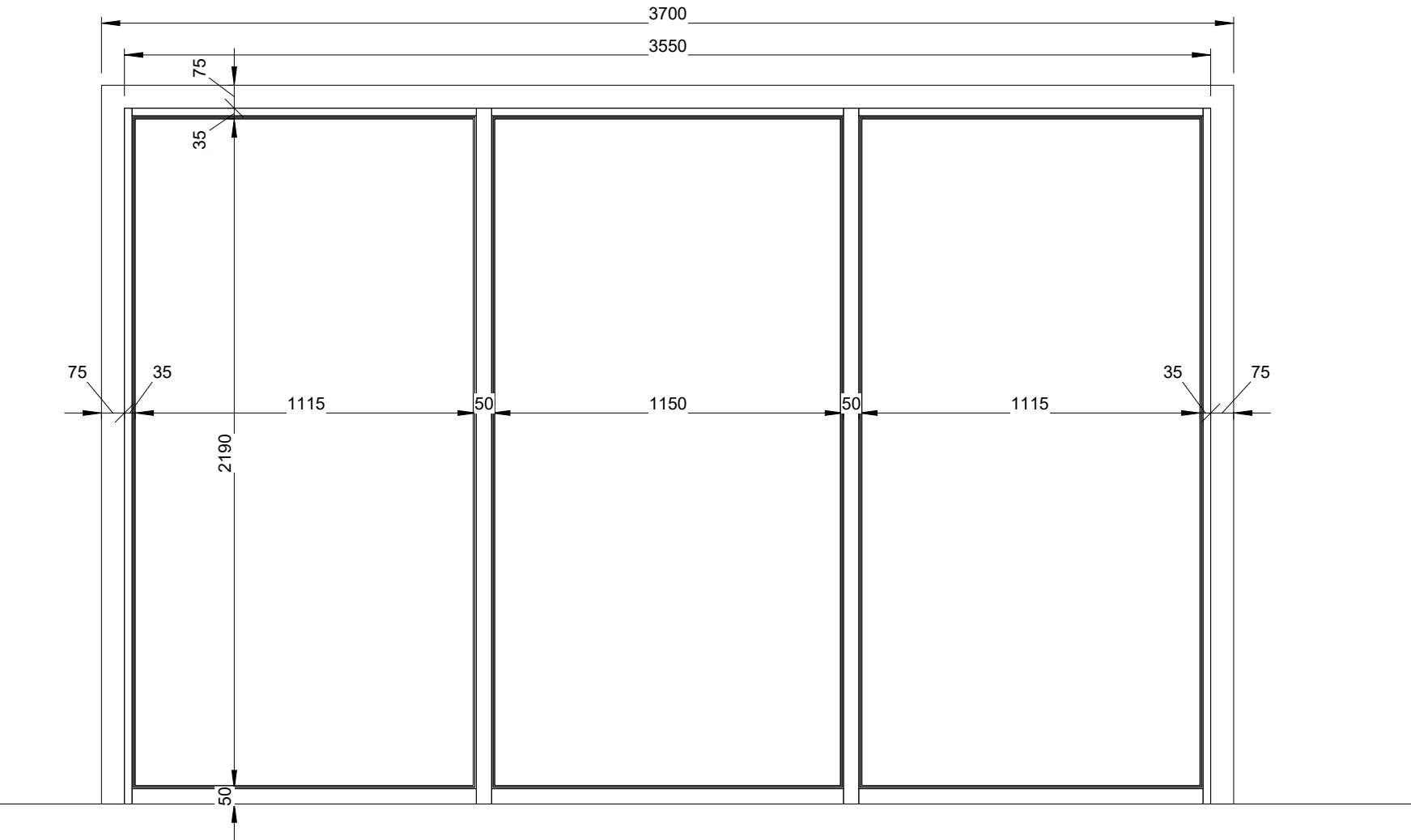
South Lobby Window Elevation
1 : 20



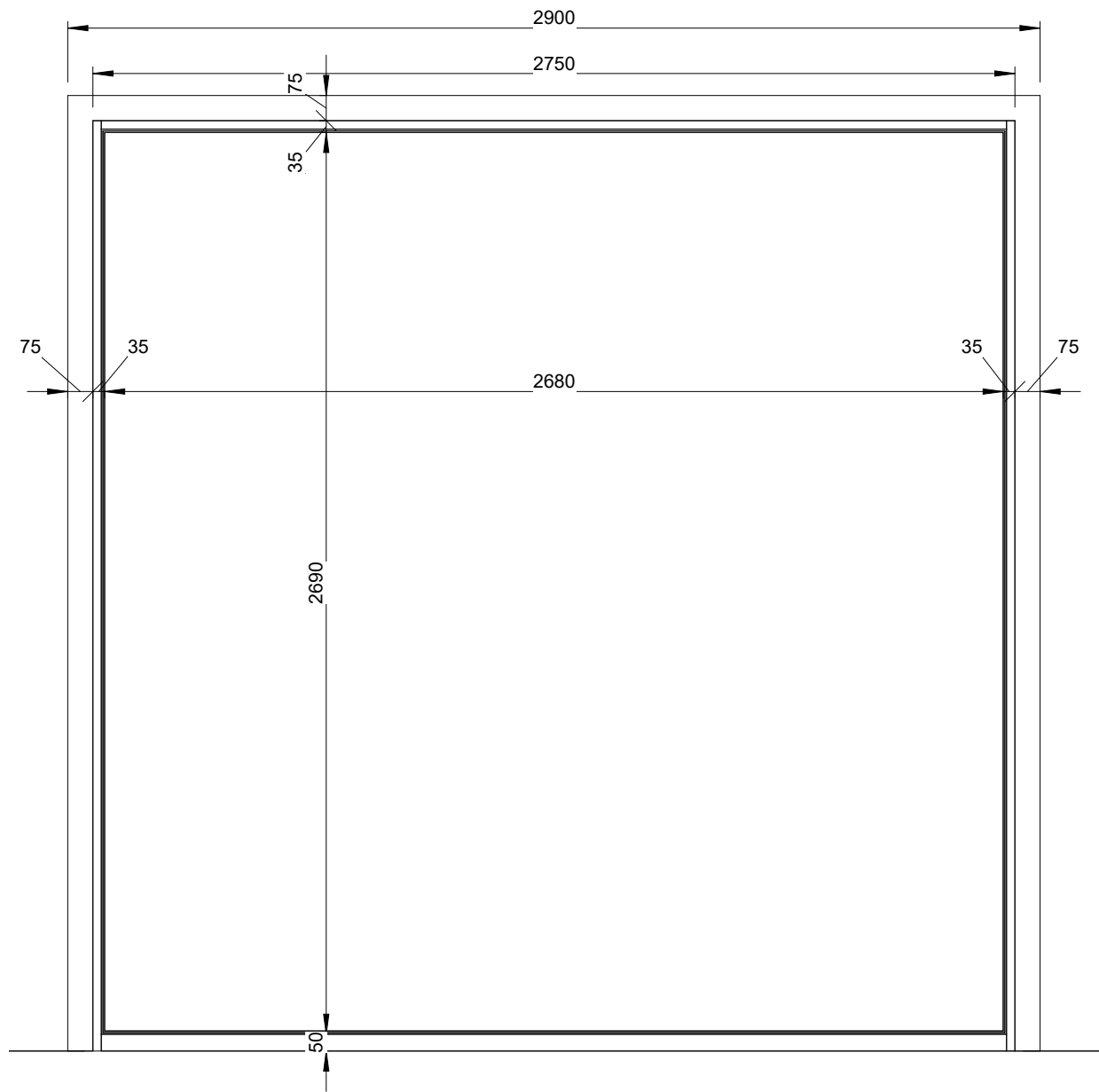
South Corridor Window Elevation
1 : 20



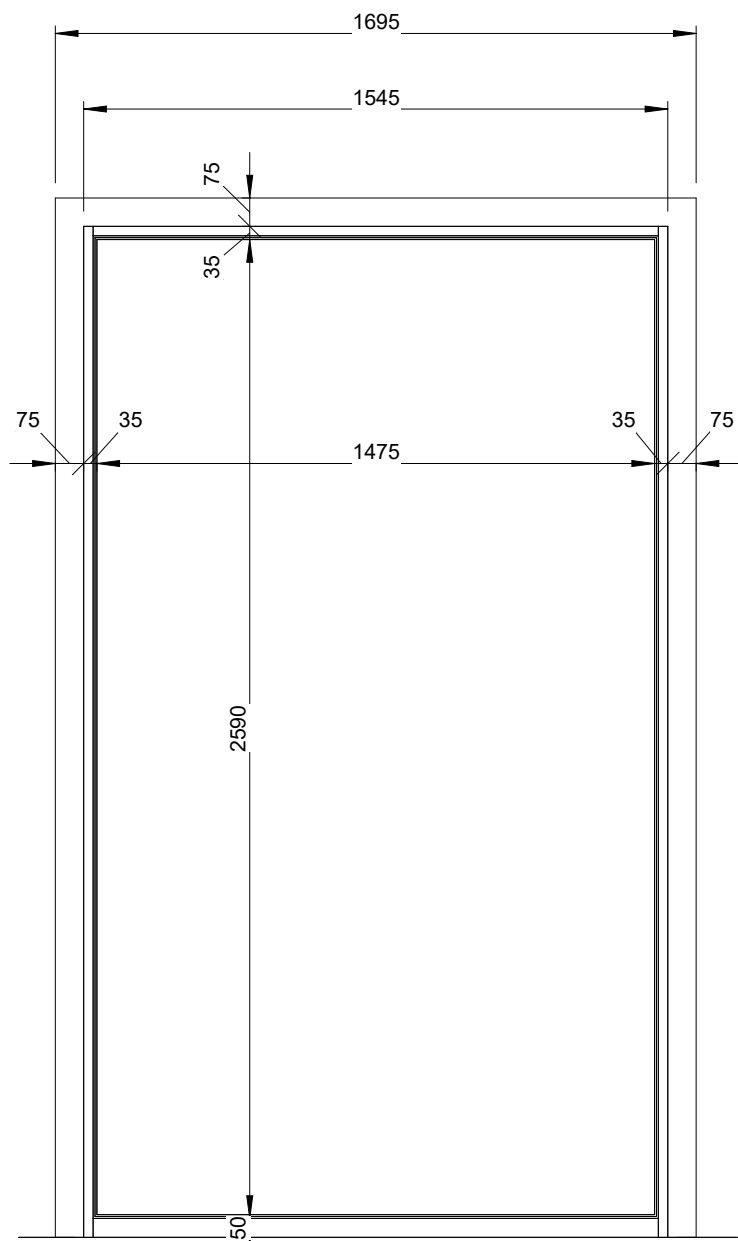
South Garden Romm Window Elevation
1 : 20



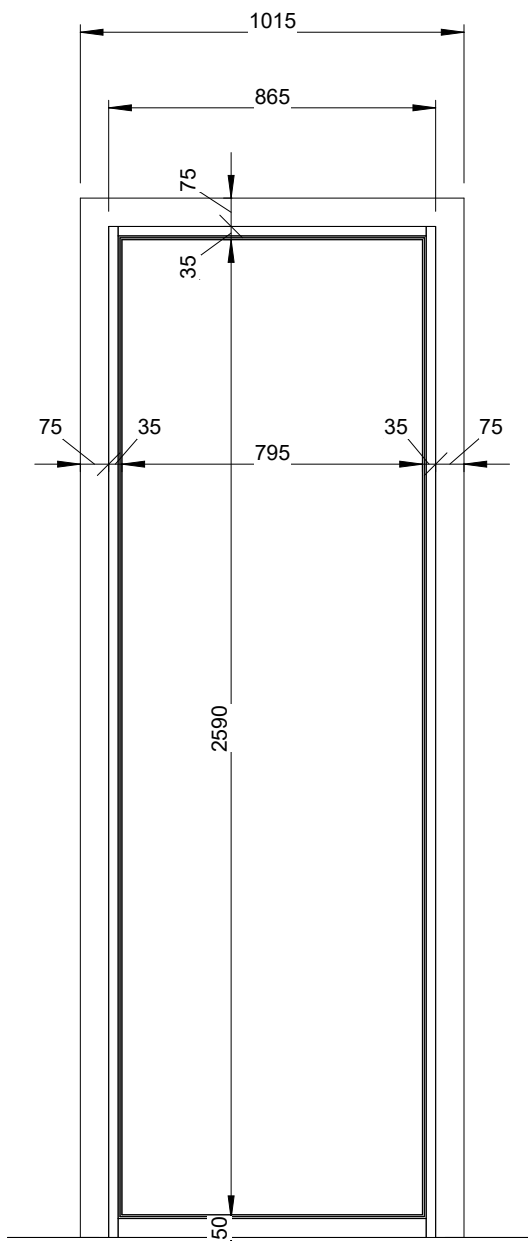
South Kitchen Diner Window Elevation
1 : 20



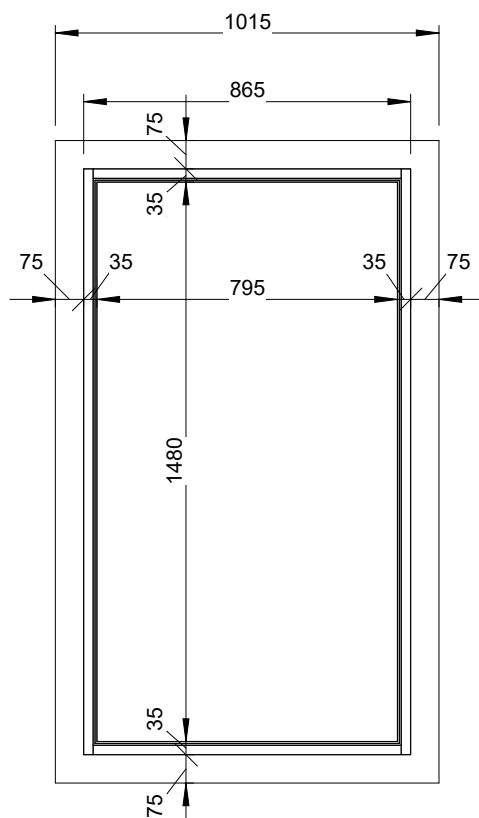
West Garden Room Window Elevation
1 : 20



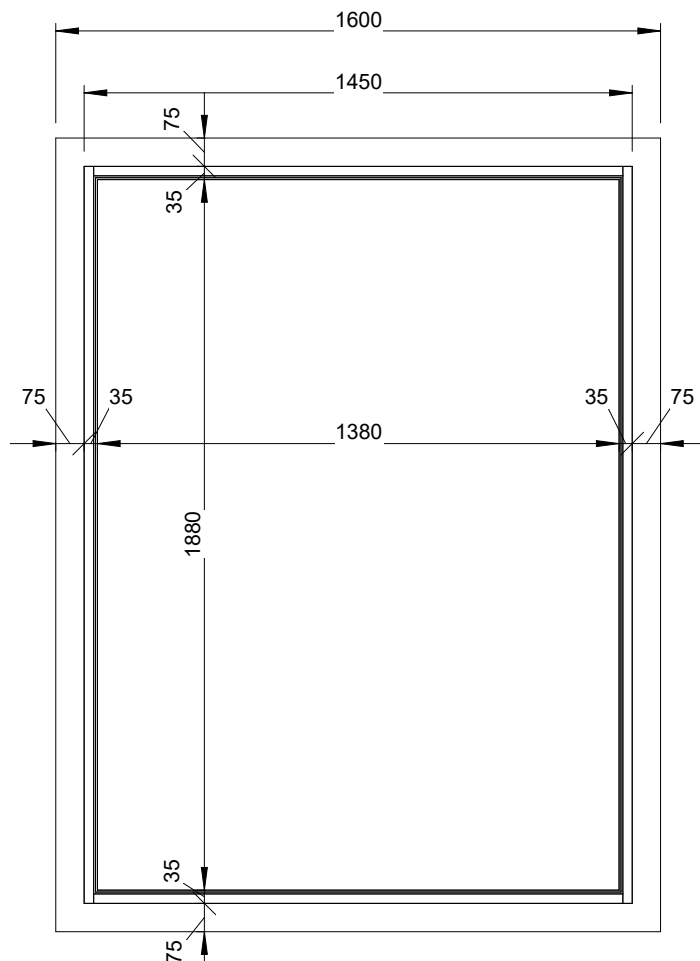
West Gym Window Elevation 1
1 : 20



West Gym Window Elevation 2
1 : 20



North Bathroom Window Elevation
1 : 20



South Bedroom Window Elevation
1 : 20

PLEASE NOTE

1. DO NOT scale from this drawing, use figured dimensions only.
2. All dimensions to be checked on site by the contractor.
3. Please report any discrepancies to JHA Ltd immediately.
4. All setting out dimensions are approximate. To be marked out on site for approval by JHA Ltd prior to construction.

CONSTRUCTION NOTE:

Lintels:

Refer to structural engineer's details. Lintels fixed in accordance with manufacturers instructions. Cavity trays with stop-ends to unprotected lintels. Weep hole ducts at 450mm c/c a minimum of 2 per opening. Internal PC concrete appropriate for span or Catnic as specified. Internal openings, Naylor appropriate for span or Catnic for blockwork/ masonry walls & timber lintels for studwork walls. All steelwork to Structural Engineer's design and specification.

Windows & Doors:

Windows in Aluminium to give 'U' value of 1.3 w/m2k (triple glazed argon filled) to comply with Approved Document L1. Windows to be fitted with 8000sq.mm trickle vents. All windows below 800mm from the floor level & adjacent to doors below 1500mm from the floor level to be safely glazed to BS6206 1981 & approved document N. Allow for Lintel & cavity trays around apertures with weep holes as mentioned elsewhere. Allow for formicrete or similar approved stonework surround to all openings as detailed elsewhere. Doors to have u value of 1.5 w/m2k. Openings not less than 1/20th of relevant floor area with a minimum opening of 450mm x 750mm and min. 0.33m2 to habitable rooms. All opening elements of windows, doors, roof lights & loft access to be sealed with draught excluder. Window and door frames to overlap the closer by minimum 30mm. Apply sealant to front and back of frames/cills. All first and second floor window openings less than 800mm above floor level to be fitted with child tamper proof fastenings to restrict opening to maximum 100mm, with override for escape.

Curtain Wall:

Curtain wall system to be supplied and installed by specialist. All curtain wall panels to be triple glazed curtain wall units to achieve 'U' value of 1.2 w/m2k (triple glazed argon filled) to comply with Approved Document L1. All spandrel panels to be min 40mm insulated. Full curtain wall system to be designed by specialist and approved by client prior to construction. All opening elements of curtain wall panels to be sealed with draught excluder. Apply sealant to front and back of frames/cills. Curtain Wall system to be designed by specialist, submitted to Building Control and approved by client prior to installation.

BUILDING CONTROL NOTE:

VENTILATION: Mechanical extract ventilation to be provided to the kitchen & utility area capable of extracting at a rate not less than 60 litre per second (or incorporated within a cooker hood capable of extracting at a rate of 30 litres per second) which may be operated intermittently. Background ventilation to be provided to the kitchen area either by a controllable & secure opening having a total area not less than 4000sq.mm Eg.trickle ventilator or by mechanical ventilation. MEV shall be provided to all bathrooms & en-suite capable of extracting at a rate not less than 15 litre per second with 15 minute over run to all windowless ensuites. An air permeability test is to be carried out on completion to achieve a max leakage rate of 5m3/m2/hr @ 50pa.

The contractor will be required to provide all necessary drawings and details of their installations to the contract administrator for approval prior to works proceeding on site.

PLEASE NOTE:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL JHA PULMANN DRAWINGS AND HEELEY CIVIL & STRUCTURAL ENGINEER DRAWINGS - REF:

- DWG. HEELEY HC-23194-(10)-001&002
- STRUCTURAL SUPERSTRUCTURE DWG. TBC
- DWG. JHA PULMANN M2022-029-05.06.07.08.09.10 & 11

JHA PULMANN ACCEPT NO DESIGN LIABILITY FOR ANY STRUCTURAL DESIGNS & THE LAYOUT DESIGN SHOWN IS TO BE APPROVED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

Ref	Date	Revision	Initial
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PRELIMINARY ISSUE

TWO STOREY COTTAGE
AT CAR WOOD COTTAGE
FOR
ZOE BAMFORD

WINDOW ELEVATION DETAIL



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Scale: 1 : 20 Date: 21/09/23

Drawn By: Author Checked By: Checker

M2022/29/16

Sheet Size:
A1